

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- March 23, 1966

Appeal No. 8634 Ernesto Barraza, appellant

The Zoning Administrator of the District of Columbia

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on April 27, 1966.

EFFECTIVE DATE OF ORDER: May 9, 1966

ORDERED:

That the appeal for a variance from the requirements of Section 3301.1 requiring 900 square feet of lot area per unit in conversion of a flat into a three unit apartment at 3363 - 18th Street, N.W., lot 24, square 2613, be granted.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

(1) Appellant's lot has a frontage of 16.66 feet on 18th Street and a depth of 90 feet. The lot contains 1498.40 square feet of land.

(2) The property is improved with a three story brick building with basement in which there are now three one-family units.

(3) The building is now licensed for flats.

(4) Appellant purchased the property on April 30, 1965.

(5) Section 3301.1 of the Zoning Regulations requires that there be 900 square feet per unit for conversion to a multiple dwelling in the R-4 District.

(6) Appellant proposes to use the building as three apartments (1st floor, 2nd floor, and 3rd floor) with no changes in the structure.

(7) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proved a hardship within the provisions of the variance clause of the statute, and that a denial of the request will result in peculiar and exceptional practical difficulties and exceptional and undue hardship upon the owner.

OPINION cont'd.

We are further of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zoning plan as embodied in the Zoning Regulations and Map.